



State of Vermont

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Department of Environmental Conservation
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October 2, 2002

MURPHY REALTY
ATTN: PETER MURPHY
151 HASTINGS STREET
ST. JOHNSBURY, VERMONT 05819

RE: Site Management Activity Completed, Yankee Traveler Motel, SMS Site #2001-2883
St. Johnsbury, Vermont

Dear Mr. Murphy:

The Sites Management Section (SMS) has reviewed the May 17, 2002 report titled, "*April 2002 Groundwater Monitoring Report, Yankee Traveler Motel, 342 Portland Street, St. Johnsbury, Vermont*" prepared by Griffin International for work conducted at the above referenced site. The SMS has also reviewed information contained in the site file. With this information, the SMS can now make the following conclusions:

- During the May 21, 2001 removal of one 1,000 gallon fuel oil underground storage tank (UST) contaminated soil was observed. Volatile organic compounds (VOCs) were measured by a photoionization detector (PID). PID readings of the soils at the UST ranged up to 194 parts per million (ppm). Several holes in the UST were also found, however prior to removal, the UST had been full and apparently was so during the entire previous year it was out of service. The soil was observed to be sand and gravel; groundwater was not encountered in the tank pit at the maximum depth of 6.5'. Contaminated soil was backfilled. A site investigation was required by the SMS.
- On December 11, 2002, four groundwater monitor wells were installed in order to evaluate potential contamination related to the UST. Silty sand with some gravel was observed from grade to the bottom of the four monitor wells. Drill refusal, presumably on bedrock was encountered at depths ranging from 22 to 31.5'. No above background PID readings or petroleum odors were noted during monitor well installation.
- Attempts to sample the site were made on January 8 and February 8, 2002. On both occasions only MW-3 contained groundwater. On February 8 a sample from MW-3 was analyzed for

over


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VOCs via EPA 8021B and total petroleum hydrocarbons (TPH) by EPA 8015DRO. No target compounds were detected.

- The site was re-sampled for TPH and VOCs on April 24, 2002 and all four monitor wells contained water. No target compounds were detected in any of the samples.
- The crawl space of the site building was screened with a PID and no above background VOC readings were noted. The site is in a mixed residential and commercial neighborhood with municipal water. No other at-risk sensitive receptors were identified. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the removed UST.
- The four groundwater monitoring wells were properly closed to eliminate possible conduits for contaminant migration into the subsurface. This closure involved removal of the protective well cover and filling the wells with a grout material to prevent fluid migration in the borehole.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Murphy Realty of any past or future liability associated with the petroleum contamination onsite. It does, however, mean that the SMS is not requesting any additional work in response to the May 21, 2001 UST removal. Please feel free to call with any questions.

Sincerely,



George Desch, P.E.
Chief, Sites Management Section

CC: St. Johnsbury Selectboard
St. Johnsbury Health Officer
DEC Regional Office
Christine Ward, Griffin International